

Audit's[®] MARKET ANALYSIS OF SECURITIES OF REITS AND REAL ESTATE COMPANIES

Realty Stock Review

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MARKET STRATEGY: REAL ESTATE INVESTING SWINGS TOWARD A PORTFOLIO APPROACH

Investing in real estate stocks has always been a matter of focusing on portfolios -- although few investors may realize it. That is why we have always stressed portfolios for individual objectives (Portfolio Selector, p. 2.).

Now the open-end mutual fund approach to realty stocks is getting new life. Entrants:

--**National Real Estate Stock Fund**, started two years ago by National Securities & Research, which has attracted about \$15 mil. with a growth oriented portfolio.

--**Fidelity Real Estate Investment Portfolio**, started last fall by mutual fund giant Fidelity Investments of Boston. Selling to an established base of \$80 bil. in other Fidelity funds, the Real Estate Portfolio has attracted \$48 mil. in just over three months. It is stressing above-average income.

The portfolio approach is also boosted in a recent research report from Alex Brown & Sons, Baltimore brokerage firm that has brought several REITs public. AB&S foresees many regional real estate developers emerging as REITs, giving investors potential for creating "designer" portfolios.

The Fidelity appearance has sparked a mini-war over real estate dollars in newspaper ads, with mutual fund operator T. Rowe Price Co. extolling its no-load **T.Rowe Price Realty Income Fund III**, a partnership to invest in direct ownership of properties, at the same time Fidelity is pushing waiver thru Jan. of the 2% sales charge to its new fund.

The new open-end mutual funds are markedly different from three closed-end investment companies formed in the early 1970s to invest in REITs and other realty securities. All three were leveraged with preferred stock and when REIT share prices plunged in the mid-1970s, common holders lost heavily and all three were eventually acquired or merged.

Being unleveraged, the two newcomers should provide investors with income and growth (the primary attributes of realty stocks) without undue risk.

Individual investors still have the option of seeking these same objectives with portfolios tailored to their own needs. Portfolio Selector, a regular feature on page 2 of each month-end statistical issue, groups currently attractive realty securities so you can build your own portfolio. This month we also review the health care REITs, many of which invest in net leasebacks for income, in keeping with our review each

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(continued from p. 1)

month of a group of special interest.

The stock market put on the most sustained advance in history, rising every day since Jan. 1 until the streak was broken Wed., Jan. 21. Realty stocks generally lagged in this advance, rising only 5.2% (table p. 8) vs. the 11.0% gain by the Dow-Jones Industrials. This is not unusual as realty stocks often lag strong market surges. We would not chase many stocks at this market stage.

PORTFOLIO SELECTOR: STOCKS SUITABLE FOR SHAPING HOLDINGS TO YOUR PORTFOLIO GOALS

We list below stocks we believe are currently usable in your portfolio, whatever your specific investment goals. Purchases (or sales) should be made at or near prices obtaining on the publication date, but we are not listing specific buy (or sell) points, so as to avoid conflict with money management clients.

The broad variety of securities included in RSR lets you target your holdings to your investment appetite, from very conservative to very aggressive; from high income to zero income; and from geographic regions and property types you desire. We've listed securities under a number of headings (a security may appear in more than one

list) that could fit into any one of several possible investment strategies in today's investment climate. Changes this month are:

--**National Enterprises** (formerly National Homes) is added to the aggressive recovery group. NEI is starting to show big EPS gains as result of its alliance with Forum Group (see p. 4). NEI doubled EPS to 12¢ in the Sept. qtr. and EPS soared 667% in the nine months to 23¢, vs. 3¢. We raised NEI to C Rank in our Oct. 10 review.

--**M.D.C. Asset Investors** joins the mortgage group; it was reviewed Jan. 9.

--**Equitec Financial** is removed from the aggressive recovery group. We see EFG's recovery as stretching out and substitute NEI for more immediate gains.

--**Hallwood Group**, added in Dec., will be reviewed next issue.

GROUP REVIEW: HEALTH CARE ENTITIES USING NET LEASEBACKS COMING TO PROMINENCE

Before 1985, there was only one REIT operating in the health care field: **Health Care REIT, Inc.**, organized in 1971 and concentrating upon financing new nursing homes via leasebacks that operated as five-year construction and standing loans.

In April 1985 Health Care Property

PORTFOLIO SELECTOR LIST OF REALTY STOCKS FOR CURRENT INVESTMENT

OWNERS BY REGION	DIVERSIFIED PROPS.	Medical	LEASEBACKS - INCOME	AGGRESSIVE RECOVERY
Northeast	Bay Fincl. (9/12/6)	*Beverly Inv. (1/23/7)	*Beverly Inv. (1/23/7)	Americana Hot (3/28/6)
Federal Rl. (2/28/6)	First Union RE (2/28/6)	*Health Care REIT (1/23/7)	*Health Care REIT (1/23/7)	Fairfield Comm (7/25/6)
Gould LP	HRE Props. (2/14/6)	*Health Care Pr. (1/23/7)	*Health Care Pr. (1/23/7)	Integrated Res. (5/23/6)
New Plan Rlty (12/5/6)	Mortgage Growth (3/14/6)		*Meditrust (1/23/7)	Johnstown Amer. (1/10/6)
Penn. REIT (12/5/6)	Property Cap (11/7/6)	ENTREPRENEURIAL OWNERS	One Liberty Pr. (3/28/6)	Johnstown/Consol. Rlty.
Presidential Rl. (10/24/6)	Rouse Co. (5/9/6)	Federal Rlty (2/28/6)		<u>Natl. Enter. (10/10/6)</u>
Prudential Rl. (9/13/5)	Santa Fe So. Pac.	Forest City Ent (7/11/6)	TAX-SHELTERED INCOME	Pulte Home (8/8/6)
Rockefeller Ctr (4/11/6)	B.F. Saul REIT (5/9/6)	Koger Co. (5/9 & 12/19/6)	EQK Green Ac. (8/22/6)	Reading Co. (6/13/6)
Washington REIT (4/25/6)		Koger Props. (12/19/6)	EQK Rlty. (8/22/6)	Southland Finc. (10/10/6)
Midwest	BY PROPERTY TYPE	New Plan Rl. (12/5/6)	Koger Co./Pr. (4/11/6)	Southmark Cp. (12/5/6)
Bradley RET (11/21/6)	Shopping Centers	Perini Inv. Prop.	LaQuinta LP (11/21/6)	BUILDERS/DEVELOPERS
Chicago Dock (10/24/6)	Federal Rlty (2/28/6)	Rouse Co. (5/9/6)	MSA Realty (3/14/6)	Houses/Mfg. Hsg.
Duke Rlty. (2/28/6)	First Union RE (2/28/6)	MORTGAGES - INCOME	Rock. Ctr. Pr. (4/11/6)	Calprop (11/21/6)
EQK Realty (8/22/6)	Intl. Income Pr. (3/14/6)	Fixed-rate	Trammell Crow (12/19/6)	Centex Corp. (9/12/6)
Forest City En. (7/11/6)	New Plan Rl. (12/5/6)	BRT Realty (10/10/6)	Turner Equity (4/11/6)	Clayton Homes (10/10/6)
MSA Realty (3/14/6)	Rouse Co. (5/9/6)	Cenvill Inves. (4/11/6)	NOTABLE NEWCOMERS	Hovnanian Ent (5/23/6)
South/Southwest	Weingarten Rl. (12/19/6)	Countrywd Mtg (1/9/7)	Copley Prop. (7/26/5)	Leisure Tech. (8/8/6)
IRT Prop. Co. (3/14 & 12/19/6)	Offices	CRI Insur. Mtg. (7/25/6)	Lincoln Rl. (12/20/5)	MDC Holdings (8/8/6)
Koger Co. (5/9 & 12/19/6)	HRE Props. (2/14/6)	Lomas & Net. MI (9/26/6)	Ridgewood Pr. (2/28/6)	Ryland Group
Prop. Tr. Amer. (10/10/6)	ICM Prop. Inv. (4/11/6)	Lomas Mtg. Cp. (9/13/5)	Trammell Crow (12/19/6)	Std. Pacific (8/8/6)
Trammell Crow (12/19/6)	Koger Co. (5/9 & 12/19/6)	*MDC Asset Inv. (1/9/7)	Del Webb Inv. (8/23/5)	Income Props.
United Dom. Rl. (10/10/6)	Koger Pr. (12/19/6)	Strategic Mtg. (3/28/6)	Weingarten Rl. (12/19/6)	Bay Fincl. (9/12/6)
Weingarten Rl. (12/19/6)	Property Cap (11/7/6)	Participating	FINANCIAL SERVICE	Koger Prop. (12/19/6)
Far West	Prudential Rl. (9/13/5)	L&N Hsg. Corp. (4/11/6)	Ameribanc Inv. Group	Southland Fin. (10/10/6)
Bank Amer. Rlty (11/7/6)	Southland Finc. (10/10/6)	Lincoln Rlty. (12/20/5)	Countrywide Cre. (1/9/7)	Commun. Bldgs./Land
California REIT (4/25/6)	Turner Equity (4/11/6)	Mellon Partic. Mtg.	Hallwood Gr.	Amrep Corp. (9/12/6)
Copley Props. (7/26/5)	Hotels/Special	Mtg. Invest. Plus (6/13/6)	Lomas & Net. Fin. (9/26/6)	Cousins Prop. (12/5/6)
REIT of Calif. (3/28/6)	Burger King Inv. (2/28/6)	Realty South (4/11/6)	Northeastern Mtg. (5/23/6)	Genl. Devel. (8/8/6)
Santa Anita Rl. (4/25/6)	Hotel Inv. (10/24/6)	Rock. Ctr. Pr. (4/11/6)	Southmark Corp. (12/5/6)	Major Realty (11/21/6)
Western Inv. Tr. (3/28/6)		Travelers REIT (6/13/6)	Unicorp Amer. (5/9/6)	Newhall Land & Farm.

* Reviewed in Jan. issues. Additions or changes underlined. # Recent client. Review/comment dates within last year.

Investors, Inc. came public as the first REIT to acquire health facilities via long-term net leasebacks. It was quickly followed by three others. Now two new REITs (**Health and Rehabilitation Properties Trust** - RSR, Dec. 19) and **Universal Health Realty Income Trust** (p.3) and two master limited partnerships (MLPs) are entering the field (see **Angell Care** and **Forum Group**, p. 4-5).

All rely upon net leasebacks so it's worth looking at leasebacks and at other special factors which may move stock prices of health care entities.

Net leasebacks: The tenant/operator pays all property operating costs except debt incurred by the REIT/MLP in acquiring the properties. Most call for fixed rents plus percentages of revenue increases over a base. While the leaseback format is tailor-made to provide off-balance sheet financing, at least three (**Health Care Properties**, **Beverly Investment Properties**, and **Meditrust**) buy properties run by third-party operators, giving independent growth.

Health care industry economics: The medical industry is under strong government pressure to contain costs, meaning repayments from Medicare, Medicaid, etc. may not grow as rapidly as costs, and that payments under some programs are delayed. This puts a premium on entities with high percentages of private-pay patients (see **Forum Retirement**). Periodic cost-cutting moves, or profit surprises by operators, sometimes buffet stocks of health care REITs and MLPs.

Expansion into new sectors: A wide variety of facilities are owned now: old standby nursing homes are joined by acute care hospitals, rehabilitation centers, psychiatric hospitals, and retirement centers (see **Forum L.P.**). Each sector has special risks and opportunities for investors. Brief reviews:

Beverly Investment Properties in Dec. acquired from sponsor **Beverly Enterprises Inc.** 19 long-term care facilities with 2,294 beds, giving BIP 9,044 beds (about 30% private pay patients). Cash available for distribution was \$1.62/sh. in the Sept. 9 mon. and should

be about \$2.18-\$2.20 in 1986, BIP's first full year. Payout has been running at this rate. We see further growth in 1987 as properties mature.

Health Care Property Investors Inc. is acquiring properties for lease to third-party operators other than its sponsor, **National Medical Enterprises**. HCP owns interests in 93 facilities in 26 states with 11,500 beds, including 87 long-term care facilities, two assisted living centers, a psychiatric care center, two acute care hospitals, and a tertiary rehabilitation hospital. EPS and cash flow growth are strong and Sept. dividends rose 2% to \$2.36/rate.

Health Care REIT provides construction and initial funding to nursing homes and retirement centers thru leasebacks which give lessees buyback options after five years (nearly all are exercised); rents increase at 2%-3% annually and buybacks are at the appreciated lease values. Long-term record is good; HCN owns 50 properties with 4,803 beds and 128 retirement units. It recently acquired six Texas nursing centers after the original operator failed. Dividends grew at 7.9% annually the past 5 yrs.

Meditrust sold \$120 mil. stock in Aug. and, with Dec. acquisition of a psychiatric hospital, owns eight long-term care facilities, two alcohol/substance abuse treatment facilities, and 50% of a retirement living facility. Growth has been rapid and dividends rose 2.5% in the Dec. qtr. to 41¢ after a 3-for-2 split on Dec. 31. Sponsor **Mediplex Group** is owned by **Avon Products**.

NEW LISTINGS IN RSR: ONE NEW REIT AND FOUR MLPs ADDED; THREE IN HEALTH CARE

The new REIT is **Universal Health Realty Income Trust**, which came into being Dec. 18 with exchange of 8.175 mil. new trust shares for shares and debentures of **Universal Health Services, Inc. (UHS)**. New trust shares listed on the NYSE under UHT symbol. UHS bought additional shares so it will own 5% of the 8.617 mil. shares outstanding.

EPS/Dividends: UHT will net lease health care facilities for initial \$13.7 mil. annual rents expected to generate \$1.03/sh. income after expenses and depreciation for a pro forma 12 mon.

thru Sept. 1987 (altho UHT will have a calendar year). UHT expects to pay \$1.33/sh. net cash flow as dividends the first year.

Assets and Operations: UHT acquired 10 health care facilities from UHS, including seven acute care hospitals with 990 beds for \$108.3 mil. appraised value (or \$108,375/bed) and three psychiatric hospitals with 217 beds for \$13.9 mil. (or \$64,000/bed). The 1,207 beds are 28% of UHS' total 4,287 beds and generated 33% of its gross revenues. They are net leased to UHS for an initial 11.2% of the \$122.2 mil. appraised value; UHT additionally will receive 5% of revenue increases over a base beginning in 1988.

UHS, a publicly traded health provider traded OTC (symbol UHSIB), will manage UHT for 0.5% of average invested assets plus incentive of 20% of funds available for distribution over 15% return on equity. UHS has about \$604 mil. pro forma annual revenues and \$136 mil. shareholders' equity.

Financial Measures: UHT starts with \$9.25 mil. debt, mostly a mortgage on one property, or 0.08 times \$112.9 mil. equity or \$13.11/sh. **Address:** 367 S. Gulph Rd., King of Prussia, Pa. 19406. **Phone:** (215) 768-3300.

Two of four new MLPs are also in health care. **Angell Care Master Limited Partnership** sold 3.5 mil. limited partnership units at \$16 on Oct. 21, 1986. Units listed NYSE under ACR symbol.

EPS/Distributions: ACR forecasts a 39¢ unit loss for tax purposes in the 12 months following the offering, mostly because of depreciation. It projects \$1.44/unit net cash flow and expects to distribute cash during 1987 to return 9% on initial offer price, or \$1.44 annual rate. ACR expects substantially all distributions to be tax-free return of capital.

Assets and Operations: ACR acquired 65 nursing homes in Ind., Ill., N.C. and Fla. with 3,831 beds for \$105.9 mil. (or \$27,640/bed); price includes \$10.5 mil. improvements to some properties. Homes will be net leased back to operators as follows: 50 homes with 2,136 beds to Beverly Enterprises; two properties with 275 beds Angell Care Inc.; and 11 homes

with 1,420 beds to two independent operators in Ill. and Ind. Beverly and Angell Care will guarantee their leases. Homes will be leased for \$12.2 mil., or 11.5% on cost, plus percentages of revenue increases over base rents.

Financial Measures: ACR will have \$57.9 mil. debt, borrowed or assumed, or 1.1 times \$32.3 mil. equity or \$14.93/unit. **Address:** Salem Center, Yadkin Valley Rd., Advance, N.C. 27006. **Phone:** (919) 723-7580.

Forum Retirement Partners, L.P. sold 5.0 mil. preferred depository units Dec. 19 at \$12.75. Units listed on the ASE under FRL symbol. The Preferred units own 70.2% of the partnership. The remaining 28.8% is owned by 2.06 mil. common units issued to general partners owning five projects to be acquired, evaluated at \$8.50/unit or two-thirds of the Preferred offer price. Forum Group Inc., a health care company sponsoring FRL, owns 57% of the common or 16.6% of the Partnership. After Jan. 1, 1990, preferred and common will be treated as a single class.

EPS/Distributions: On a pro forma basis, FRL would have lost 76¢ per common unit in the nine mon. to Sept. 1986 after paying preferred distributions. The Preferred units will receive \$1.35/yr. distributions (10.6% yield) thru 1989, which are not expected to be taxable. Beginning 1990 units will share in net cash flow.

Assets and Operations: FRL is acquiring 10 rental retirement living centers from Forum and partners in private partnerships. FRL holds an option to acquire 15 more centers including five set for 1987 and 1988 completion. The 10 centers are combination living/-nursing home facilities with 1,255 residential and assisted living units and 708 nursing beds. They were acquired for \$138.3 mil. cash, common and debt. The initial 10 centers are in Wilmington (3) and Newark, Del.; Myrtle Beach, S.C.; Coral Springs, Fla.; Philadelphia; Indianapolis; Albuquerque; and El Paso. Five were opened in 1962 thru 1985 and occupancy is mature, averaging 91% for living and 96% for units opened before 1985. Centers cater to upscale markets and 100% of living unit rents and 88% of

nursing bed fees are paid privately. The five centers for 1987-88 completion have 838 living units and 359 beds.

Forum has been among leading developers of retirement centers and acquired \$10 mil. preferred stock in **National Enterprises, Inc.** (see p.2) in 1985 as part of an agreement in which National provides architectural and/or general contracting services for new centers; Forum believes this reduces construction time and cost. Forum stock is publicly traded under FOUR symbol. A Forum subsidiary is general partner.

Financial Measures: FRL has \$54.6 mil. debt, or 0.7 times combined preferred and common equity of \$76.5 mil. The preferred has no par or liquidating value. Address: 8900 Keystone Crossing, Ste. 1200, P.O. Box 40498, Indianapolis, Ind. 40498. Phone (317) 846-0700.

Equitable Real Estate Shopping Centers L.P. came public Dec. 23 by selling 10.7 mil. units at \$10. Units listed on the NYSE under symbol EQM. EQM will acquire two mall shopping centers and hold them approx. 8.5 years before selling them in mid-1995 and liquidating.

EPS/Distributions: EQM is forecast to have 6¢ unit taxable loss in 1987, and to distribute \$1.00 of operating cash flow per unit in 1987 and 1988. Distributable cash is expected to rise thereafter at 5.8% annually to \$1.40 in 1994. Distributions are expected to be tax-free capital return because of depreciation deductions and interest amortization on zero-coupon notes (below).

Assets and Operations: EQM is acquiring from a pension account managed by Equitable Life Assurance mall and other space in these two regional malls:

Brookdale Center, Brooklyn Center, Minn., five miles northwest of downtown Minneapolis, with 213,600 sq. ft. leasable mall space. Not being acquired by EQM is 661,000 SF owned by four anchors (Sears, Dayton's, Donaldson's. and J.C. Penney) and 54,600 SF outparcel space owned by tenants. Mall space is 99.7% leased at average \$14.01/SF. Brookdale was built 1962 as a strip center and enclosed 1967.

Northland Center, Southfield, Mich., near Detroit, with 505,700 SF leasable mallspace, 62,500 SF outparcel

space, and 277,000 SF secondary space being acquired. Not acquired is 806,000 SF owned by two anchors (Hudson's, J.C. Penney). Mall space is 90.5% occupied at an average \$10.29/SF. Northland was built 1954 and enclosed 1974.

The centers are being acquired for \$130.5 mil., or about \$181/SF for the 719,000 leasable mall space excluding outparcel and secondary space. A subsidiary of Shearson Lehman Bros., the underwriter, acts as general partner. Equitable Real Estate Investment Management Inc. acts as asset manager.

Financial Measures: EQM will have \$40.85 mil. book value zero coupon notes with \$95.16 mil. principal due at maturity June 30, 1995. The notes are sold at 42.9% of par for 10.2% implicit interest. Notes are 0.41 times \$98.9 mil. equity after offering costs, rising to 0.96 of equity at maturity. Equity equals \$9.25/unit. Address: American Express Tower, World Fincl. Ctr., 200 Vesey St., New York, NY 10285-1200. Phone: (212) 298-4500.

Prime Motor Inns L.P. is also added and will be reviewed next issue.

APPRAISED ASSET VALUE COMPARISONS			
	DATE	APPRAISED VALUE/ SHARE	% PRICE TO APP. VALUE
QUALIFIED REITS			
BANKAMER REALTY	7/86	\$34.50a	-4.7%
EQK RLTY INV I	12/85	\$19.10	-16.2%
FIRST UNION RE#	12/85	\$23.37	15.5%
INTL INCOME PR#	12/85	\$13.55	2.4%
LANDSING INST V	6/85	\$ 9.26	-64.9%
NATL CAPITAL RE	12/85	\$ 5.14	-48.9%
NEW PLAN RLY TR#	7/86	\$14.01	8.0%
PRU RL CAPITAL	12/85	\$ 1.66	-24.7%
SANTA ANITA	12/85	\$25.96	22.3%
SIERRA RE EQ83#	12/85	\$10.98	-4.4%
SIERRA RE EQ84#	12/85	\$ 8.78	6.8%
USP RL EST INV#	12/85	\$13.44	-36.8%
WELLS FARGO M&E	6/86	\$30.22a	-2.8%
AVERAGE			-11.4%
OPERATING COMPANIES			
BAY FINCL CORP	5/86	\$45.20	-43.3%
BENEQUITY HLDGS	12/85	\$28.98	-9.0%
FAIRFIELD COMM	2/86	\$19.58	-63.6%
KOGER CO#	9/86	\$23.60	29.2%
NEWHALL INV PROP	6/86	\$17.88	-42.0%
NEWHALL LAND	12/85	\$25.68	26.1%
PERINI INV PR#	9/86	\$18.88	-22.5%
ROUSE CO#	12/85	\$30.12	9.6%
SAUL (BF) REIT#	9/85	\$25.54	-35.9%
SOUTHWEST RLTY#	12/85	\$16.68	-73.8%
UNICORP AMER	12/85	\$17.70	-20.2%
AVERAGE			-22.3%

Appraised market values of net assets (i.e., properties held) are reported publicly by companies. Values are estimated by management and concurred in by independent appraisers except for: Koger Co. values set by independent appraisers; New Plan Realty, management estimate only. Share values are fully diluted. a-Entity has not revalued mortgages.

RANK	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE JAN 06	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$	
D	AMERICANA HOTEL	NY-AHR	2	5787 15.51	0.00	SEP	-2.28	11.13	6.0	0.0	0.0	-28.3	-14.7	64.4	
A	BAKRAMER REALTY	NY-BRE	2	7867 17.608	2.40	OCT	4.05	32.88	4.0	10.0	8.1	7.3	86.8	258.6	
*	BEVERLY INV PROP#	NY-BIP	1	8195 19.27	2.45	SEP	2.18	23.75	-9.1	-5.9	10.9	10.3	23.2	11.3	194.6
A	BRADLEY RL EST	OC-BRLYS	1	2240 3.01	1.00	AUG	0.58	19.50	3.3	16.4	33.6	5.1	547.8	19.3	43.7
B	BRT REALTY	AS-BRT	3	3255 11.34	1.68	SEP	1.75	16.38	3.1	8.3	9.4	10.3	44.4	15.4	53.3
B	P-CALIF JOCKEY CLUB	AS-CJ	1	5637 4.39	0.90	SEP	0.87	22.25	8.5	9.9	25.6	4.0	406.8	19.8	125.4
B	CALIFORNIA REI	NY-CT	1	4851 9.05	1.28	SEP	1.07	11.50	-1.1	1.1	10.7	11.1	27.1	11.8	55.8
*	F-CEDAR INCOME FD I	OC-CEDR	1	1440 8.86	0.60	SEP	0.53	8.00	0.0	0.0	15.1	7.5	-9.7	6.0	11.5
*	CENTRAL REALTY	OC-CMRT	2	1715 0.64	0.00	SEP	-0.13	0.50	0.0	6.6	0.0	0.0	-21.9	-20.3	0.9
C	CENVILL INVSTR	NY-CVI	2	7007 13.06	2.00	SEP	2.08	19.75	2.6	4.6	9.5	10.1	51.2	15.9	138.4
B	CHICAGO DOCK&CANL	OC-DOCKS	1	5784 6.63	0.24	OCT	1.70	24.50	10.1	12.6	14.4	1.0	269.5	25.6	141.7
B	CLEVELAND RLY#	OC-CTRS	2	1998 18.59	1.40	SEP	0.70	12.50	-2.9	0.0	17.3	11.2	-32.8	3.8	25.0
C	COMMONWLT RLY#	OC-CRTYZ	1	1468 9.80	0.00	MAY	1.76	14.25	1.8	5.6	8.1	0.0	45.4	18.0	20.9
*	F-CONSOL CAP INCOME	OC-CCITS	2	13358 18.56	2.40	SEP	0.22	12.25X	-0.4	-1.0	55.7	19.6	-34.0	1.2	163.6
B	CONSOL CAP RLY#	OC-CCPLS	2	5366 8.38	0.00	SEP	0.43	4.25	-6.9	21.4	9.9	0.0	-52.5	-5.0	8.4
*	F-CONSOL CAP SPECT	OC-CCSTS	2	12293 16.17	2.16	SEP	-0.25	8.38X	2.1	1.5	0.0	25.8	-48.2	-1.5	103.0
*	COPLEY PROPS	AS-COP	2	4008 18.62	1.66	SEP	1.40	19.63	0.6	-0.6	14.0	8.5	5.4	7.5	78.7
*	COUNTRYWIDE MGT	NY-CWM	3	7685 11.55	1.92	SEP	2.13	18.50	0.0	2.8	8.7	10.4	60.2	18.4	142.2
A	COUSINS PROPS	OC-COUS	1	11436 5.71	0.32	SEP	2.21	19.75	1.3	1.3	8.9	1.6	245.9	38.7	225.9
*	F-CPL REIT	OC-CNTRS	1	1737 8.88	1.08	SEP	0.90	9.00	0.0	0.0	10.0	12.0	1.4	10.1	15.6
*	F-CRI INS MGT II	NY-CII	3	8536 19.09	1.70	SEP	1.67	20.75	0.6	1.2	12.4	8.2	8.7	8.7	177.1
B	DEL-VAL FINCL	AS-DVL	3	3105 9.56	1.74	SEP	1.82	20.13X	2.0	4.5	11.1	8.6	110.5	19.0	62.5
*	DIAL REIT INC	OC-DEAL	1	1738 18.24	0.00	---	0.00	20.00	0.0	3.9	0.0	0.0	9.6	0.0	34.8
*	F-DUKE RLY-CAPITAL	NY-DRE	1	7520 0.86	0.00	---	0.00	1.13	-10.0	0.0	0.0	0.0	30.8	0.0	8.5
*	F-DUKE RLY-INCOME#	NY-DREPR	1	7520 8.00	0.84	SEP	0.83	8.25	-2.9	-2.9	9.9	10.2	3.1	10.4	62.0
A	EASTGROUP PROPS	AS-EGP	1	2655 19.85	2.90	AUG	3.25	27.38	-0.9	-1.4	8.4	10.6	37.9	16.4	72.7
B	EASTOVER CORP	OC-EASTS	2	1258 14.35	2.00	SEP	1.40	19.50	6.8	6.1	13.9	10.3	35.9	9.8	244.5
A	F-EQK RLY INV I	NY-EKR	1	7589 15.658	1.66	SEP	0.54	16.00	4.9	6.7	29.6	10.4	3.5	2.2	121.4
A	FEDERAL REALTY#	NY-FRT	1	11649 8.95	1.08	SEP	2.03	21.00	1.2	5.7	10.3	5.1	134.6	22.7	244.6
C	FIRST CONTNL REIT	OC-FCRES	3	4103 6.92	0.00	NOV	-2.58	3.00	4.3	2.1	0.0	0.0	-56.6	-37.3	12.3
A	FIRST UNION REF#	NY-FUR	1	18109 8.84\$	1.50	SEP	1.48	27.00	3.8	8.0	18.2	5.6	205.4	16.7	488.9
*	GOLDEN CORRAL #	OC-GCRA	1	1480 9.24	1.25	SEP	1.25	11.00	-4.3	-4.3	8.8	11.4	19.0	13.5	16.3
*	F-GRUBBELLS REIT	OC-GRIT	4	2500 9.06	0.96	SEP	0.74	8.75	-4.1	-1.4	11.8	11.0	-3.4	8.2	21.9
*	GUILD MGT INVSTMT	AS-GUM	3	3100 9.30	1.25	SEP	1.20	12.75	5.2	9.7	10.6	9.8	37.1	12.9	39.5
*	HARRIS-TETTER PRP#	AS-HTP	2	2505 8.97	0.82	SEP	0.90	11.13X	4.5	3.5	12.4	7.4	24.0	10.0	27.9
*	HEALTH CARE PR#	NY-HCP	1	8145 20.74	2.36	SEP	2.38	29.13	-2.5	0.0	12.2	8.1	40.4	11.5	237.2
A	HEALTH CARE REIT	AS-HCN	3	5464 11.46	1.56	SEP	1.57	16.75	0.0	1.5	10.7	9.3	46.2	13.7	91.5
*	HEALTHVEST #	AS-HVT	1	6014 19.27	2.20	DEC	2.20	22.13X	1.3	5.4	10.1	9.9	14.8	11.4	133.1
*	HLTH & REHAB PROP	NY-HRP	2	3418 18.40	0.00	---	0.00	19.75	1.9	1.9	0.0	0.0	7.3	0.0	67.5
C	HMG PROP INV	AS-HMG	1	1212 16.80	0.60	SEP	0.87	8.88	-2.7	-2.7	10.2	6.8	-47.2	5.2	10.8
B	P-HOLLYWOOD PK RLY	OC-HTRFZ	1	3824 7.73	1.60	SEP	0.62	27.50	3.8	2.8	44.2	5.8	255.8	8.0	105.2
B	P-HOTEL INVESTORS#	NY-HOT	1	11563 18.03	2.00	JUL	1.78	23.25	2.2	4.5	13.1	8.6	29.0	9.9	268.8
A	HRE PROPERTIES	NY-HRE	1	5913 23.57	2.28	OCT	1.94	27.13	0.5	1.4	14.0	8.4	15.1	8.2	160.4
*	ICM PROP INVSTR	NY-ICM	2	5761 18.27	1.44	SEP	0.88	15.25	1.7	4.3	17.3	9.4	-16.5	4.8	87.9
A	INTL INCOME PR#	AS-IIP	1	11318 9.608	1.00	SEP	0.64	13.88	1.8	2.8	21.7	7.2	46.5	6.7	157.0
A	INVC MTC SECS @	OC-INVC	3	682 31.56	2.00	SEP	2.99	10.75	-2.3	-6.5	3.6	18.6	-65.9	9.5	7.3
A	IKT PROPERTY CO#	NY-IKT	2	8000 9.86	1.49	SEP	1.18	18.38	5.0	12.2	15.6	8.1	86.4	12.0	147.0
B	JMB REALTY	OC-JMBRS	2	1423 17.03	1.64	AUG	1.84	16.50X	-6.1	-1.5	9.0	9.9	-3.1	10.8	23.5
*	F-JOHNSTN/CONS RLY	NY-JCT	2	12280 16.44	1.70	SEP	0.42	12.75	-6.4	4.1	30.4	13.3	-22.4	2.6	156.6
B	L&N HOUSING	NY-LHC	4	2200 23.57	1.96	SEP	2.29	27.25	0.9	2.8	11.9	7.2	15.6	9.7	60.0
*	F-LANDSING INST V	OC-LANVS	2	5680 8.46\$	0.60	SEP	0.29	3.25	-7.1	-7.1	11.2	18.5	-61.6	3.4	18.5
*	LINCOLN NC RL FND	AS-LRF	2	1998 13.39	1.48	SEP	1.16	13.88X	1.8	0.9	12.0	10.7	3.6	8.7	27.7
*	F-LINPRO SPED PRP#	AS-LPO	1	1856 9.23	1.03	SEP	1.05	10.25X	-2.3	1.2	9.8	10.0	11.1	11.4	19.0
A	LOMAS & NET MTC	NY-LOM	3	11625 23.53	2.68	SEP	2.58	31.13	0.4	2.9	12.1	8.6	32.3	11.0	361.8
*	LOMAS MTC CORP	NY-LMC	3	5600 18.55	2.32	SEP	2.13	27.25	-2.2	3.3	12.8	8.5	46.9	11.5	152.6
*	MDC ASSET INVSTRS	NY-MIR	3	4680 13.75	0.00	---	0.00	14.63	4.5	3.5	0.0	0.0	6.4	0.0	68.4
*	MEDITRUST #	OC-MTRUS	1	10721 15.39	1.64	SEP	1.49	19.25	0.0	5.0	12.9	8.5	25.1	9.7	206.4
*	MELLON PART MTC	OC-MPMTS	4	8645 9.38	0.96	SEP	1.08	11.25X	-0.1	1.1	10.4	8.5	19.9	11.5	97.3
B	MONY RL EST INV	NY-MYM	2	10343 9.42	0.88	NOV	0.68	10.13	-4.7	-4.7	14.9	8.7	7.5	7.2	104.7
A	MORTGAGE GROWTH	AS-MTG	2	7578 15.92	1.60	NOV	1.64	22.50	4.0	2.3	13.7	7.1	41.3	10.3	170.5
*	MSA REALTY CORP	AS-SSS	1	5958 8.89	1.00	SEP	0.61	10.63	0.0	1.2	17.4	9.4	19.5	6.9	63.3
A	MTC & RLY TRUST	RY-MRT	3	8155 15.82	1.87	SEP	2.13	23.00	-1.1	2.2	10.8	8.1	45.4	13.5	187.6
*	MTC INVSTMS PLUS	AS-MIP	4	9020 9.01	0.80	SEP	0.77	8.63	6.2	11.3	11.2	9.3	-4.3	8.5	77.8
C	NATL CAPITAL RE	OC-NCTES	1	3645 2.76\$	0.00	JUN	-1.29	2.63	10.5	16.7	0.0	0.0	-4.9	-46.7	9.6
A	NEW PLAN RLY TR#	NY-NPR	1	20712 5.11\$	0.80	OCT	0.78	15.13	8.0	8.0	19.4	5.3	196.0	15.3	313.3
*	F-NOONEY RLY TR#	OC-NRTI	1	867 17.18	0.80	SEP	1.43	15.25	0.0	0.0	10.7	5.2	-11.2	8.3	13.2
B	ONE LIBERTY PR#	AS-OLP	1	2113 14.36	1.72	SEP	1.63	16.63	-0.7	2.3	10.2	10.3	15.8	11.4	35.1
*	PAINWEBER RES RLY	AS-PWM	3	6058 9.36	1.00	SEP	0.92	9.25	-1.3	0.0	10.1	10.8	-1.2	9.8	56.0
A	PENN REIT#	AS-PEI	1	5427 15.12	2.20	AUG	2.42	32.75X	6.2	4.4	13.5	6.7	116.6	16.0	177.7
B	PITTS & WVA RR	AS-PW	1	1510 6.07	0.56	SEP	0.56	6.75	1.9	8.0	12.1	8.3	11.2	9.2	10.2
B	PRESIDENTL RL-A#	AS-PDLA	2	479 2.66	1.20	JUN	1.58	13.25	-0.9	0.0	8.4	9.1	398.1	59.4	6.3
B	PRESIDENTL RL-B#	AS-PDLB	2	2786 2.66	1.20	JUN	1.58	12.75	5.2	5.2	8.1	9.4	379.3	59.4	35.5
A	PROPERTY CAPITAL	AS-PCT	2	9034 11.89	1.65	OCT	1.89	24.25	0.5	0.5	12.8	6.8	104.0	15.9	219.1
A	PROPERTY TR AMER#	OC-PTRAS	1	5062 10.73	0.80	SEP	1.17	9.63	0.0	2.7	8.2	8.3	-10.3	10.9	48.7
*	F-PRU RL CAPITAL	NY-PRT	1	11135 1.08\$	0.00	---	0.00	1.25	11.1	11.1	0.0	0.0	15.7	0.0	13.9
*	F-PRU RL INCOME #	NY-PRTR	1	11135 8.00	0.60	JUN	0.72	7.38	-3.3	-4.8	10.2	8.1	-7.8	9.0	82.1
*	F-RAINIER RLY	OC-RRETS	2	3470 9.40	1.00	SEP	0.99	9.13	1.4	1.4	9.2	11.0	-2.9	10.5	31.7
C	REALTY REFUND	NY-RRF	3	1021 18.56	1.46	OCT	1.13	16.25	0.8	1.6	14.4	9.0	-12.4	6.1	16.6
*	REALTY SOUTH	AS-RSI	4	1111 18.02	1.60	SEP	1.86	19.00	4.1	6.3	10.2	8.4	5.4	10.3	21.1
A	REIT OF CALIF#	OC-REITS	1	5822 11.07	1.28	JUN	1.27	18.25	7.4	6.6	14.4	7.0	64.9	11.5	106.3
*	F-RES PENSION 1	OC-RPSAS	4	5481 9.46	1.08	DEC	1.60	11.75	-4.1	-4.1	7.3	9.2	24.2	16.9	64.4
*	F-RES PENSION 2	OC-RPSBS	4	8893 8.89	0.96	DEC	0.78	9.88	-3.7	-3.7	12.7	9.7	11.1	8.8	87.8
*	F-RES PENSION 3	OC-RPSCS	4	8635 9.46	0.80	DEC	0.66	9.00	-2.7	-2.7	13.6	8.9	0.7	7.4	77.7
*	RESIDENTIAL MTC	AS-RMI	3	4220 9.49	0.96	SEP	0.96	9.38	-1.3	1.4	9.8	10.2	-1.2	10.1	39.6</

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RANK	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE JAN 06	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$				
C	ABRAMS INDS INC	OC-ABRI	9	1786	8.57	0.24	OCT	0.39	8.00	6.7	6.7	20.5	3.0	-6.7	4.6	14.3	
C	AMER COMMUNITY DEV	OC-ACDG	6	3020	3.29	0.00	OCT	-2.28 ↓	1.25	11.1	5.2	0.0	0.0	-62.0	-69.3	3.8	
* LP-AMER INS MTC 84	OC-AIMAZ	8	10000	19.51	1.44 ↓	SEP	2.03 ↑	20.25	-1.8	1.3	10.0	7.1	3.8	10.4	202.5		
C	AMER PACSETTER	PS-AECP	9	1465	11.68	0.00	SEP	0.80	14.00	2.8	2.8	17.5	0.0	19.9	6.8	20.5	
C	AMERIBANC INV GP	OC-AINVS	9	5996	7.77	0.00	SEP	1.35	10.00	11.1	21.2	7.4	0.0	28.7	17.4	60.0	
C	AMERICAN REALTY	AS-ARB	7	9684	10.19	2.50	SEP	0.48 ↓	7.13	11.8	14.0	14.8	35.1	-30.1	4.7	69.0	
C	AMREP CORP	NY-AXR	6	6593	8.64	0.00	OCT	1.29	13.50	3.8	5.9	10.5	0.0	56.3	14.9	89.0	
C	ANGELES CORP	AS-ANG	10	3481	4.96	0.00	SEP	-0.45	8.75	6.1	7.7	0.0	0.0	76.4	-9.1	30.5	
* LP-ANGELES FINC PTRS	AS-ANF	8	1051	18.29	1.86 ↑	JUN	1.90	17.00	-2.9	0.0	8.9	10.9	-7.1	10.4	17.9		
* LP-ANGELL CARE MLP	NY-ACR	7	3500	14.93	1.04	---	0.00	15.75	7.7	11.5	0.0	6.6	5.5	0.0	55.1		
B	BAY FINCL CORP	NY-BAY	7	3351	18.40\$	0.20	NOV	0.55 ↓	25.63	-4.7	4.6	46.6	0.8	39.3	3.0	85.9	
C	BEI HOLDINGS	OC-BEIH	9	10320	3.69	0.00	JUL	-0.21	10.88	2.4	13.0	0.0	0.0	194.7	-5.7	112.2	
C	LP-BENEQUITY HLDGS	NY-BH	7	5746	7.87\$	2.00	↑	SEP	1.41	26.38	7.7	8.2	18.7	7.6	235.1	17.9	151.6
D	BRITISH LAND AMER	NY-BLA	7	17971	2.13	0.00	SEP	-1.76	3.38	0.0	3.8	0.0	0.0	58.5	-82.6	60.7	
* LP-BURGER KING INV	NY-BKP	7	4635	18.90	1.88	SEP	1.52	21.00	1.8	2.4	13.8	9.0	11.1	8.0	97.3		
* LP-CAL FED INC PTRNS	NY-CFI	7	11000	9.28	0.66	---	0.00	10.50	-1.2	-1.2	0.0	6.3	13.1	0.0	115.5		
C	CALPROP CORP	AS-CPP	6	3439	8.33	0.00	SEP	0.79	7.13	-9.5	-10.9	9.0	0.0	-14.5	9.5	24.5	
C	CALTON INC	NY-CN	6	18000	1.69	0.00	AUG	0.41	6.88	12.2	22.2	16.8	0.0	306.8	24.3	123.8	
* CASTLE & COOKE	NY-CKE	9	41655	9.67	0.00	SEP	-0.70	21.75	13.7	13.0	0.0	0.0	124.9	-7.2	906.0		
A	CENTEX CORP	NY-CTX	5	17901	19.76	0.25	SEP	2.79	34.00	4.6	8.8	12.2	0.7	72.1	14.1	608.6	
C	CHAMPION HOME	AS-CHB	11	35966	1.48	0.00	NOV	-0.11 ↓	1.88	-6.3	11.1	0.0	0.0	26.7	-7.4	67.4	
D	CHRISTIANA COS	NY-CST	6	2406	8.22	0.00	SEP	0.26	5.13	-2.4	0.0	19.7	0.0	-37.7	3.2	12.3	
C	CITIZENS GROWTH	OC-CITGS	9	523	16.09	0.48	OCT	0.90 ↓	14.25	-10.9	0.0	15.8	3.4	-11.4	5.6	7.5	
B	CLAYTON HOMES	NY-CMH	11	10263	5.02	0.00	DEC	0.83 ↑	15.38	23.0	26.8	18.5	0.0	206.3	16.5	157.8	
* LP-CMMNWLTH MTC AM-A	NY-CMA	8	35000	2.12	1.00	JUN	0.24	10.00	0.0	2.6	41.7	10.0	371.7	11.3	350.0		
C	COMMONWLTH MTC CO	OC-CCMC	8	6220	3.16	0.00	OCT	0.94	10.00	14.3	17.6	10.6	0.0	216.5	29.7	62.2	
B	CONGRESS ST PROPS	OC-CSTP	9	1262	12.14	0.00	NOV	1.07 ↑	10.50	5.0	5.0	9.8	0.0	-13.5	8.8	13.3	
B	COUNTRYWIDE CRDIT	NY-CCR	8	12051	2.79	0.28	NOV	1.00	14.38	7.5	16.2	14.4	1.9	415.2	35.8	173.2	
E	COVINGTON TECH	OC-COVT	6	13892	0.51	0.00	SEP	-0.30	1.25	-16.7	81.7	0.0	0.0	145.1	-58.8	17.4	
B	LP-CRI INS MTC INV	NY-CRM	8	9100	18.22	2.16	↑	SEP	2.26	24.13	2.1	3.8	10.7	9.0	32.4	12.4	219.5
D	DELTONA CORP	NY-DLT	6	5574	4.75	0.00	SEP	1.58	6.38	15.9	24.4	4.0	0.0	34.2	33.3	35.5	
C	DEVEL CORP AMER	AS-DCA	6	5942	14.06	0.00	SEP	0.67	14.88	1.7	1.7	22.2	0.0	5.8	4.8	88.4	
B	DISNEY (WALT)	NY-DIS	9	130594	10.24	0.32	SEP	1.82	52.13	8.6	20.9	28.6	0.6	409.0	17.8	6807.2	
* LP-EQK GRN ACRES LP#	NY-EGA	7	10173	9.30	1.00	↑	SEP	0.88	11.00	4.8	4.8	12.5	9.1	18.3	9.5	111.9	
* LP-EQUITABLE RE SC	NY-EQM	7	10700	9.25	1.00	---	0.00	10.38	2.5	2.5	0.0	9.6	12.2	0.0	111.0		
A	EQUITEC FNCL GP	NY-EFG	10	4916	5.33	0.16	OCT	0.49	7.50	-1.6	13.2	15.3	2.1	40.7	9.2	36.9	
B	FAIRFIELD COMM	NY-FCI	6	10640	11.26\$	0.20	NOV	-0.76 ↓	7.13	-13.6	-12.3	0.0	2.8	-36.7	-6.7	75.8	
C	FARRAGUT MTC. CO.	OC-FARR	8	5000	1.53	0.00	JUL	0.38	6.63	3.9	1.9	17.4	0.0	333.0	24.8	33.1	
C	FED NATL MTC	NY-FNM	8	73415	18.68	0.32	↓	DEC	2.49 ↑	40.63	-0.9	16.3	0.8	117.5	13.3	2982.5	
B	FIRST CAROLINA	OC-FCARS	9	833	29.61	0.50	SEP	5.04	29.50	0.0	0.0	5.9	1.7	-0.4	17.0	24.6	
A	FLEETWOOD ENTER	NY-FLE	11	23307	12.37	0.52	OCT	1.51	28.50	4.1	12.3	18.9	1.8	130.4	12.2	664.2	
B	FOREST CITY-A#	AS-FCE-A	7	4053	18.57	0.30	APR	2.20	33.38X	11.3	10.8	15.2	0.9	79.7	11.8	135.3	
B	FOREST CITY-B#	AS-FCE-B	7	3896	18.57	0.30	APR	2.20	33.63X	9.4	8.0	15.3	0.9	81.1	11.8	131.0	
* LP-FORUM RET PFD UN	AS-FRL	7	5000	10.84	1.35	---	0.00	13.75	8.9	7.8	0.0	9.8	26.8	0.0	68.8		
* FPA CORP	AS-FPO	6	3995	11.87	0.00	SEP	-0.36	10.25	1.2	2.5	0.0	0.0	-13.6	-3.0	40.9		
D	GEMCRAFT INC	OC-GENM	6	5138	2.72	0.00	SEP	1.23	7.50	3.4	7.1	6.1	0.0	175.7	45.2	38.5	
B	GENERAL DEVLPMT	NY-GDV	5	10500	14.44	0.00	SEP	2.98	19.63	2.6	12.1	6.6	0.0	35.9	20.6	206.1	
C	GENERAL HOMES	NY-GHO	5	15009	10.21	0.00	SEP	1.17	8.63	13.1	19.0	7.4	0.0	-15.5	11.5	129.5	
A	LP-GOULD INVSTRS LP	AS-GLP	7	1363	6.40	0.00	SEP	1.00 ↓	41.00	2.5	2.5	41.0	0.0	540.6	15.6	55.9	
B	GRUBB & ELLIS	NY-GBE	10	15249	5.18	0.08	SEP	0.01	4.88	-4.9	-4.9	487.5	1.6	-5.9	0.2	74.3	
B	HALLWOOD GROUP	NY-HWG	9	4555	17.70	1.12	OCT	2.01	22.00	12.1	17.3	10.9	5.1	24.3	11.4	100.2	
C	HAMMOND CO	OC-THCO	8	2117	4.51	0.00	DEC	0.76 ↑	6.25	19.0	25.0	8.2	0.0	38.6	16.9	13.2	
D	HOMAC INC	OC-HOMC	6	2675	5.33	0.00	SEP	-0.07 ↑	3.75	0.0	11.1	0.0	0.0	-29.6	-1.3	10.0	
C	HOVNANIAN ENTR	AS-HOV	6	10562	4.75	0.00	NOV	1.39 ↑	21.00	3.7	13.5	15.1	0.0	342.1	29.3	221.8	
D	INDIANA FNCL INV	OC-IFII	7	974	9.28	0.00	SEP	0.84	6.00	0.0	0.0	7.1	0.0	-35.3	9.1	5.8	
C	INTEGRATED RESC	NY-IRE	10	7603	18.36	0.00	SEP	-1.64	21.13	-6.1	-2.9	0.0	0.0	15.1	-8.9	160.6	
C	INTERGROUP CORP	OC-INTG	7	1201	13.24	0.00	SEP	0.12 ↓	12.00	6.7	0.0	100.0	0.0	-9.4	0.9	14.4	
* INTL AMER HOMES	OC-HOME	6	7652	2.78	0.00	SEP	0.27	4.13	6.5	3.1	15.3	0.0	0.0	48.4	9.7	31.6	
C	JOHNSTOWN AMER-A	AS-JAC	10	8435	2.83	0.00	NOV	0.18 ↑	3.38	-6.9	8.0	18.8	0.0	19.3	6.4	28.5	
C	K&B HOME CORP	NY-KBH	5	27000	5.34	0.20	NOV	1.08 ↑	10.50	0.0	-3.4	9.7	1.9	96.6	20.2	283.5	
B	KAUFMAN & BROAD	NY-KB	9	9879	12.37	0.33	←	AUG	2.23	19.00	4.1	5.6	8.5	1.7	53.6	18.0	187.7
C	KNUTSON MTCG CORP	OC-KNMC	8	13825	3.04	0.40	↑	SEP	1.76	9.25	1.4	2.8	5.3	4.3	204.3	57.9	127.9
A	KOGER CO#	AS-KGR	7	11158	13.69\$	2.40	SEP	1.49 ↑	30.50	0.4	3.0	20.5	7.9	122.8	10.9	340.3	
A	KOGER PROPS#	NY-KOG	7	9520	8.20	2.60	JUN	2.00	32.63	1.2	2.4	16.3	8.0	297.9	24.4	310.6	
* LP-LA QUINTA MTR INN	NY-LQP	7	3975	18.08	2.00	AUG	2.00	18.75	0.7	5.6	9.4	10.7	3.7	11.1	74.5		
C	LANDMARK LAND	AS-LML	9	7976	9.78	0.40	SEP	1.26	19.38	-3.7	8.4	15.4	2.1	98.1	12.9	154.5	
C	LEISURE+TECH	AS-LVX	6	3794	2.37	0.00	SEP	-0.17	5.88	4.4	11.9	0.0	0.0	147.9	-7.2	22.3	
B	LENNAR CORP	NY-LNP	5	8684	16.97	0.20	AUG	1.23	21.38	11.0	15.5	17.4	0.9	26.0	7.2	185.6	
C	LEVITT CORP	AS-LVT	6	3400	6.81	0.00	SEP	0.39	12.25	6.5	22.5	31.4	0.0	79.9	5.7	41.7	
* LOAN AMER FNCL-B	OC-LAFCB	8	1986	6.08	0.00	SEP	0.82	9.75	0.0	0.0	11.9	0.0	60.4	13.5	19.4		
A	LOMAS & NET FINC	NY-LNF	8	28574	11.64	1.12	↑	DEC	2.20	28.50	-0.4	-2.6	13.0	3.9	144.8	18.9	814.4
C	M/I SCHOTSTN HNS	OC-MTHO	6	5800	1.41	0.00	SEP	0.62	6.25	-7.4	6.4	10.1	0.0	343.3	44.0	36.3	
C	MAJOR REALTY	OC-MAJR	6	6024	1.13	0.00	SEP	-0.37	9.63	-1.3	1.3	0.0	0.0	751.8	-32.7	58.0	
A	MDC HOLDINGS	NY-MDC	5	19190	7.15	0.40	SEP	2.05	15.00	4.3	13.2	7.3	2.7	109.8	28.7	287.9	
B	MISSION WEST PR	AS-MSW	6	1553	11.29	2.28	↑	AUG	0.35	13.00	14.3	16.9	37.1	17.5	15.1	3.1	20.2
C	NATIONAL ENTRPRS	NY-NEI	11	7106	2.54	0.00	SEP	0.10	4.50	-10.0	5.9	45.0	0.0	77.2	3.9	32.0	
C	NE MORTGAGE CO	AS-NM	8	5130	2.52	0.20	SEP	0.80	9.00	10.8	12.5	11.3	2.2	257.1	31.7	46.2	
B	LP-NEWHALL INV PROP	NY-NIP	7	4440	3.04\$	0.60	↓	SEP	7.22	10.38X	12.4	12.2	1.4	5.8	241.3	237.5	46.1
B	LP-NEWHALL LAND	NY-NHL	9	20483	5.84\$	0.86	SEP	2.03	32.38	-1.5	2.8	15.9	2.7	454.4	34.8	663.1	
C	LP-NVHOMES LP	AS-NVH	6	9900	2.76	1.28	SEP	1.14	20.50	2.5	6.5	18.0	6.2	642.8	41.3	203.0	
A	OAKWOOD HOMES	NY-OH	11	5718	9.06	0.06	SEP	1.14	15.75	10.5	11.5	13.8	0.4	73.8	12.6	90.1	
C	ORIOLE HOMES-A	AS-OHC-A	6	1957													

RANK		EXCH/ SYMBOL GROUP		SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE JAN 06	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BK	MKT VAL MIL \$	
D	PUNTA GORDA	AS-PGA	6	2905	-0.01	0.00	SEP	0.29	2.38	5.6	18.8	8.2	0.0	0.0	6.9	
C	RADICE CORP	NY-RI	6	5845	5.43	0.00	SEP	-0.97	8.75	-9.1	-5.4	0.0	0.0	61.1	-17.9	51.1
C	READING CO	OC-RDGC	7	3375	13.46	0.00	SEP	1.07	24.50	-3.0	4.3	22.9	0.0	82.0	7.9	82.7
C	REALAMERICA CO	OC-RACO	7	3600	3.14	0.00	MAY	-0.12	2.50	0.0	0.0	0.0	0.0	-20.4	-3.8	9.0
B	REDMAN INDUSTRIES	NY-RE	11	9755	7.31	0.32	SEP	0.26	9.25	-3.9	5.7	35.6	3.5	26.5	3.6	90.2
* LP-RETIREMT	LIV MTG	OC-RLIVZ	8	1264	22.76	2.16	SEP	2.04	23.50	1.1	2.2	11.5	9.2	3.3	9.0	29.7
* RIDGEWOOD PROPS		OC-RWPI	7	996	34.77	0.00	NOV	1.61 ↓	23.75	-5.0	-5.0	14.8	0.0	-31.7	4.6	23.7
C ROCKWOOD NATL		PS-RNC	6	9682	2.82	0.00	SEP	1.01	3.13	4.2	-3.8	3.1	0.0	10.8	35.8	30.3
A ROUSE CO#		OC-ROUS	7	31161	7.02\$	0.60	SEP	0.77 ↑	33.00	2.3	5.2	42.9	1.8	370.1	11.0	1028.3
B RYAN HOMES		NY-RYN	5	6992	24.31	1.20	SEP	3.43	46.50X	1.2	1.9	13.6	2.6	91.3	14.1	325.1
A RYLAND GROUP		NY-RYL	5	12564	7.83	0.40	SEP	1.88	25.38X	29.0	27.7	13.5	1.6	224.1	24.0	318.8
B SANTA FE SO PAC		NY-SFX	9	160155	34.23	1.00	SEP	1.53	32.63	5.2	10.1	21.3	3.1	-4.7	4.5	5225.1
C SAUL (BF) REIT#		NY-BFS	7	5483	8.97\$	0.20	JUN	-0.26	16.38X	-0.5	-0.8	0.0	1.2	82.6	-2.9	89.8
B SECURITY CAPITAL		AS-SCC	8	5717	10.59	0.20	SEP	-1.52 ↓	4.88X	3.7	5.4	0.0	4.1	-54.0	-14.4	27.9
B SKYLINE CORP		NY-SKY	11	11217	11.61	0.48	NOV	0.98	16.38	5.6	12.0	16.7	2.9	41.0	8.4	183.7
D SO ATLANTIC FIN		OC-SOAF	7	6148	2.93	0.00	SEP	0.81	9.25	19.4	19.4	11.4	0.0	215.7	27.6	56.9
C SOUTHLAND FINCL		OC-SFIN	7	16770	10.51	0.52	SEP	-1.79	14.13	0.9	4.6	0.0	3.7	34.4	-17.0	236.9
C SOUTHMARK CORP		NY-SM	9	46115	10.01	0.24	SEP	1.21	10.25	15.5	22.4	8.5	2.3	2.4	12.1	472.7
C LP-SOUTHWEST RLTY#		AS-SWL	7	3442	7.64\$	0.00	SEP	0.49	4.38	16.7	40.0	8.9	0.0	-42.7	6.4	15.1
C STARRETT HOUSING		AS-SHO	6	5917	4.46	0.00	SEP	-0.03	18.00	7.5	21.0	0.0	0.0	303.6	-0.7	106.5
B LP-STD PACIFIC L.P.		NY-SPF	5	11621	9.83	3.00	SEP	2.10	28.88	6.0	6.0	13.8	10.4	193.7	21.4	335.6
C SUNLITE INC		OC-SNLT	9	3080	5.27	0.00	SEP	-0.39 ↓	2.50	-4.8	-9.1	0.0	0.0	-52.6	-7.4	7.7
* SUNSTATES CORP		OC-SUST	9	514	31.82	0.00	SEP	-5.52	11.63	0.0	-2.1	0.0	0.0	-63.5	-17.3	6.0
C TIERCO GP INC		OC-TIER	7	2126	9.82	0.00	SEP	-1.15 ↓	6.75	-6.9	3.8	0.0	0.0	-31.3	-11.7	14.4
C TOLL BROS		NY-TOL	5	10000	2.64	0.00	OCT	1.27 ↑	19.25	6.9	12.4	15.2	0.0	629.2	48.1	192.5
B LP-UDC-UNIVRSL DEV		NY-UDC	6	10652	7.07	2.00	SEP	2.92	21.88	4.2	7.4	7.5	9.1	209.4	41.3	233.0
B UNICORP AMER		AS-UAC	7	7529	13.29\$	0.60	SEP	1.42	14.13	11.9	16.5	9.9	4.2	6.3	10.7	106.3
C UNION VALLEY CORP		AS-UVC	6	3967	1.98	0.00	SEP	0.87	8.13	27.5	27.5	9.3	0.0	310.4	43.9	32.2
* US CAPITAL CORP		OC-USCC	6	8270	1.95	0.00	JUL	-1.44	1.13	12.5	12.5	0.0	0.0	-42.3	-73.8	9.3
C US HOME CORP		NY-UH	5	39813	5.49	0.00	SEP	-2.28	5.88	4.4	4.4	0.0	0.0	7.0	-41.5	233.9
* LP-US REALTY PTRNS#		OC-USRLZ	7	1222	21.35	2.26 ↑	SEP	2.04	22.75	1.1	1.1	11.2	9.9	6.6	9.6	27.8
Z US SHELTER CORP		OC-USSS	10	9446	2.92	0.00	SEP	-0.47	2.00	-15.8	0.0	0.0	0.0	-31.5	-16.1	18.9
* LP-VMS MORTGAGE INV		OC-VMLPZ	8	7629	8.80	1.08	JUN	0.96	9.88	0.0	1.3	10.3	10.9	12.2	10.9	75.3
C VYQUEST INC		AS-VY	11	3849	7.26	0.00	AUG	0.41	7.00	12.0	27.3	17.1	0.0	-3.6	5.6	26.9
C WASHINGTON CORP		PH-TWC.X	6	1987	4.59	0.10	SEP	-0.21	4.13	0.0	-15.4	0.0	2.4	-10.1	-4.6	8.2
* WASHINGTON HOME		AS-WHI	6	3152	8.08	0.00	OCT	2.49	14.38	12.7	19.8	5.8	0.0	77.9	30.8	45.3
C WEBB (DEL E) CORP		NY-WBB	9	7919	14.20	0.20	SEP	2.31	23.63	-1.0	6.2	10.2	0.8	66.4	16.3	187.1
L WESPAC INVSTR		OC-WESPS	12	5954	2.22	0.00	MAY	-1.02	2.88	0.0	9.5	0.0	0.0	29.5	-45.9	17.1
* LP-WINTROP INS MTG		AS-WMI	8	3868	13.83	1.68	SEP	2.77	16.00	-0.8	0.0	5.8	10.5	15.7	20.0	61.9
B WRITER CORP		OC-WRTC	6	4135	8.75	0.15	SEP	0.18	7.00	3.7	12.0	38.9	2.1	-20.0	2.1	28.9
B ZIMMER CORP		AS-ZIM	11	4662	3.47	0.00	SEP	-1.04	4.13	-10.8	3.1	0.0	0.0	18.9	-30.0	19.2

COMPARATIVE REALTY STOCK GROUP AVERAGE 01/20/87

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANNUAL DIV	EARN ANN	LAST PRICE	% CHANGE JAN 06	FROM JAN 1	P/E RATIO	ANNUAL YIELD	% PR TO BK	RETURN ON BK	MARKET VAL(000)
1 PROPERTY REITS	45	6	51	6452	10.87	1.12	1.15	16.10	1.6	4.0	14.0	6.9	48.1	10.6	5711.4
2 PROP & MTG COMB REITS	21	4	25	5706	13.00	1.34	1.00	14.92	1.0	3.3	14.9	9.0	14.8	7.7	2201.9
3 MORTGAGE REITS	16	2	18	5169	14.27	1.51	1.41	16.60	0.7	3.0	11.8	9.1	16.4	9.9	1715.2
4 PARTICIPATING MTG REITS	12	0	12	8220	12.62	1.18	1.25	13.18	-0.6	1.0	10.6	8.9	4.4	9.9	1428.5
5 MAJOR HOMEBUILDERS	8	4	12	16914	10.96	0.48	1.54	20.81	6.9	10.4	13.5	2.3	89.9	14.1	3456.6
6 OTHER BLDG/DEVELOPERS	9	25	34	6100	5.42	0.19	0.40	9.02	3.2	8.4	22.5	2.1	66.5	7.4	1986.3
7 INCOME PROP BLDG/OWNR	21	11	32	6610	11.52	0.77	0.88	17.84	2.8	4.9	20.3	4.3	54.8	7.6	3866.7
8 MORTGAGE BANKER/FINANCE	13	4	17	13056	9.89	0.82	1.28	15.29	1.5	3.0	11.9	5.3	54.7	13.0	5256.8
9 DIVERSIFIED RLTY&HOLDING	12	7	19	24042	14.48	0.32	1.00	19.21	3.5	8.5	19.2	1.7	32.7	6.9	15004.2
10 RLTY SVCS/SYNDICATORS	2	4	6	8188	6.60	0.04	-0.31	7.94	-3.8	1.9	0.0	0.5	20.3	-4.7	349.6
11 MANUFACTURED HOUSING	4	5	9	12427	6.68	0.15	0.45	11.42	5.8	13.6	25.2	1.3	70.9	6.8	1331.6
L LIQUIDATING COMPANIES	0	1	1	5954	2.22	0.00	-1.02	2.88	0.0	9.5	NC	NC	29.5	NC	17.1
P PREFERRED STOCKS	1	0	1	1650	10.00	1.10	0.00	12.38	1.0	2.1	NC	NC	23.8	NC	20.4
OVERALL AVERAGE			237	9042	10.70	0.81	0.97	15.12	2.3	5.2	15.6	5.4	41.3	7.6	42346.3
DOW JONES INDUSTRIALS							118.80	2104.47	6.6	11.0	17.7	3.2			
STANDARD & POOR'S 500							15.03	269.04	6.4	11.1	17.9	3.2			
DOW JONES UTILITIES							14.91	224.26	4.9	8.9	15.0	7.1			

REALTY STOCK RANKINGS

REALTY STOCK REVIEW has developed its exclusive Rankings of real estate stocks to indicate how each stock stands fundamentally in terms of its past, present and future. Rankings from "A" (highest) to "E" (lowest), shown in the first column in the statistical tables, are assigned based on:

(1) Earnings and dividend growth and stability over the past five years (the past - roughly 40%); Companies with over two but less than five years of operations score lower here, hence have lower overall Rank.

(2) Financial measures including leverage and liquidity and match of asset/liability maturities in the balance sheet (the present - about 40%); and

(3) Exposure to outside economic and competitive forces and management's ability to control its business destiny thru leverage and planning (our subjective estimate of the future - 20%).

Being rooted in historical factual analysis, Rankings are not based upon current price and thus are not intended as recommendations. A highly-Ranked stock may become overpriced or underpriced during trading, and vice versa. Rankings are given without regard to whether the entity subscribes to RSR. Other entries in the Ranking column denote:

--An asterisk (*) denotes stocks which cannot be ranked because of insufficient (generally less than two years) operating history in present form, or newly organized companies, or incomplete or non-comparable data.

--(Z) denotes entities which currently retain Audit or its investment banking affiliate, Campbell & Dillmeier, for specific assignments; and entities for which C&D is acting as non-retainer intermediary for a publicly announced proposed transaction.

--(L) denotes non-ranked liquidating entities.

NOTES TO COMPARATIVE STATISTICS - PAGES 6-8

All facts are on a per-share basis except computed ratios and market values. Each stock is classified in an industry group, numbered as in the Comparative Group Average Table on Page 8. Only historical data, or annualizations, are used; earnings are not estimates.

Annualized Dividend and Yield: The latest quarterly (or monthly) payout multiplied by 4 or 12. Since REITs must pay out 95% of EPS to be exempt from Federal income taxes, REIT dividends may vary.

Earnings and Price/Earnings Ratio: Computed from the latest (trailing) 12 months' earnings per share, except for cash flow companies. Cash flow entities, denoted with symbol "#", after their name, are those for whom net cash flow is the most meaningful measure of results. Net cash flow (defined as net income plus depreciation and partnership payments less mortgage amortization) on a per share basis (CFS) is used in place of earnings. Accumulated depreciation is added to historic book value for consistency.

Book value per share is tangible net worth after deducting intangibles (unamortized debt discount and expenses, etc.) for all companies except the following: INTANGIBLES PER SHARE (MAINLY GOODWILL) NOT DEDUCTED ARE: Amrep/\$1.18; Hallwood Group/\$1.15; Landmark Land/\$14.46; Johnstown Am./\$9.01; Security Cap./\$20.70; Vyquest/\$2.08; Ameribanc Inv./\$3.02; Integrated Res./\$5.05; Reading/\$1.99; Equitec/\$6.15; Lomas Fincl./\$7.92; Grubb & Ellis/\$4.28. Book value does not reflect asset value appreciation, for which see Appraised Value table, p. 5.

SYMBOLS & ABBREVIATIONS

Arrows show direction of new EPS, dividend, or Rankings.

= Net Cash Flow; See above definition. @ Gross Cash Flow. Last bid prices are shown for over-the-counter stocks.

Exchanges: PH=Philadelphia; BO=Boston; PS=Pacific.

VJ=in bankruptcy reorganization; Y=Emerged from Ch. XI.

P=Paired stock. \$=Appraised value reported; see p. 5.

F = Finite life REIT. LP = Limited partnership.